

PB# 89-26

BRIAN WOLFE

35-1-38.11 & 38.12

WOLFE, BRIAN - LOT LINE CHG. 89-26
(MAHARAY LN.) (GREVAS)

Approved 6-8-90

General Receipt

10645

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

June 12, 19 89

Received of W. Brewster Wolfe M.D. \$ 25.00Twenty-five and 00/100 DOLLARSFor Planning Board Application Fee # 89-26

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CP # 3934</u>		<u>25.00</u>

By

Pauline H. Townsend
ESTown Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

10646

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

June 12, 19 89

Received of Pauline H. Townsend, Town Clerk \$ 300.00Three Hundred and 00/100 DOLLARSFor Planning Board 2 Lot Subdivision 89-26 Dr. W. Brewster Wolfe

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CP # 239</u>		<u>300.00</u>

By

Juan ZapataDeputy Comptroller

Title

Williamson Law Book Co., Rochester, N. Y. 14609

9937
Map Number

Section 35 Block 1 Lot 38.11

City

Town

Village

[X] New Windsor

Title: Lot Line Change ^{38.12} W. Brewster
Wolfe (Brian Wolfe)

Dated: 5/29/90 Filed 6-21-90

Approved by Daniel McCarville

on 6-18-90

Record Owner W. Brewster Wolfe

MARION S. MURPHY
Orange County Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/29/90

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW ACCOUNT

FOR PROJECT NUMBER: 89-26

NAME: WOLFE LOT LINE CHANGE

APPLICANT: WOLFE, BRIAN

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
06/12/89	2 @ 150.00	PAID		300.00	
05/29/90	P.B. ENGINEER FEE	CHG	145.80		
		TOTAL:	145.80	300.00	-154.20

Please send check in the
Amount of \$154.20 to:

Brian Wolfe
238 Windsor Hwy.
New Windsor, N.Y. 12553

Gave to Larry Reis 5/30/90 (n)

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/29/90

PAGE: 1

LISTING OF PLANNING BOARD FEES
MUNICIPAL CHARGES

FOR PROJECT NUMBER: 89-26

NAME: WOLFE LOT LINE CHANGE

APPLICANT: WOLFE, BRIAN

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
06/12/89	APPLICATION FEE	CHG	25.00		
06/12/89	APPLICATION FEE	PAID		25.00	
		TOTAL:	25.00	25.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/29/90

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW ACCOUNT

FOR PROJECT NUMBER: 89-26

NAME: WOLFE LOT LINE CHANGE

APPLICANT: WOLFE, BRIAN

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
06/12/89	2 @ 150.00	PAID		300.00	
05/29/90	P.B. ENGINEER FEE	CHG	145.80		
		TOTAL:	145.80	300.00	-154.20

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/01/80

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 89-26

NAME: WOLFE LOT LINE CHANGE

APPLICANT: WOLFE, BRIAN

	ISS-DATE	AGENCY-----	RESP-DATE	ACTION-----
ORIG	09/01/89	MUNICIPAL HIGHWAY	05/15/90	SUPERSEDED BY REV1
ORIG	09/01/89	MUNICIPAL WATER	05/15/90	SUPERSEDED BY REV1
ORIG	09/01/89	MUNICIPAL SEWER	05/15/90	SUPERSEDED BY REV1
ORIG	09/01/89	MUNICIPAL SANITARY	05/15/90	SUPERSEDED BY REV1
ORIG	09/01/89	MUNICIPAL FIRE	05/15/90	SUPERSEDED BY REV1
ORIG	09/01/89	PLANNING BOARD ENGINEER	05/15/90	SUPERSEDED BY REV1
ORIG	09/01/89	COUNTY PLANNING	05/15/90	SUPERSEDED BY REV1
ORIG	09/01/89	COUNTY DEPARTMENT OF HEALTH	05/15/90	SUPERSEDED BY REV1
ORIG	09/01/89	COUNTY D.P.W.	05/15/90	SUPERSEDED BY REV1
ORIG	09/01/89	STATE D.O.T.	05/15/90	SUPERSEDED BY REV1
ORIG	09/01/89	STATE D.E.C.	05/15/90	SUPERSEDED BY REV1
REV1	05/15/90	MUNICIPAL HIGHWAY	/ /	
REV1	05/15/90	MUNICIPAL WATER	05/16/90	APPROVED
REV1	05/15/90	MUNICIPAL SEWER	05/16/90	APPROVED
REV1	05/15/90	MUNICIPAL SANITARY	05/16/90	APPROVED
REV1	05/15/90	MUNICIPAL FIRE	05/16/90	APPROVED
REV1	05/15/90	PLANNING BOARD ENGINEER	/ /	
REV2	05/25/90	P.B. ENGINEER	05/29/90	APPROVED FOR STAMP

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/01/80

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

FOR PROJECT NUMBER: 89-26

NAME: WOLFE LOT LINE CHANGE

APPLICANT: WOLFE, BRIAN

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
05/23/90	P.B. APPEARANCE	APPROVED SUB. TO
05/23/90	P.B. APPEARANCE	L.A./NEG.DEC
05/23/90	P.B. APPEARANCE	WAIVE PUBLIC HEARING
08/23/89	P.B. APPEARANCE	

WOLFE, BRIAN LOT LINE CHANGE (89-26) MAHARAY LANE

Elias Grevas, L.S. came before the Board representing this proposal.

MR. GREVAS: What this is when this plan was previously presented to you, this parcel was one piece however way back, it was two parcels. There were two tax lots prior to 1983 I believe it was at any rate what has happened since we have seen you is the two tax lots have been re-established. There were two deeds originally there were two tax lots originally, the tax map department has re-established two tax lots. However, they do not quite meet the zoning requirements so we are requesting now instead of a subdivision, a lot line change. As stated earlier, this is not an increase in the number of houses, these are two existing houses that were put onto one piece of property at one time by the tax map department and by the deed of acquisition.

MR. VAN LEEUWEN: Because there was a problem metes and bounds?

MR. GREVAS: That is correct. One of the deeds didn't close by 100 feet a little bit but any rate, that was squared away. It was redone, the tax lots are back to where they were and now what we are asking to do is create a lot line change to make them more in conformance to the ordinance.

MR. SOUKUP: What is the brown line?

MR. GREVAS: I drew that on there that was the old tax lot boundary.

MR. VAN LEEUWEN: What do you want to do now?

MR. GREVAS: I want to move it to here, you will see this dark line here.

MR. SOUKUP: The old line being the current line then, right?

MR. GREVAS: That is correct. That is the current tax lot line and it says there is a note on here that says former property line we want to change that and put a new driveway in to one of the existing houses that is shown on the writing here along the new boundary.

MR. VAN LEEUWEN: Do you have an agreement that the two can use the same driveway?

MR. GREVAS: It is a father/son situation so they are going to abandon a part of this driveway here so that they are two separate entities.

MR. VAN LEEUWEN: If we go ahead and give you the lot line change, any idea when that can be done?

MR. GREVAS: The driveway I haven't spoken to them about timing. I would assume fairly quickly because it has taken some time getting it through the tax map department.

MR. VAN LEEUWEN: Does he have the proper road frontage?

MR. GREVAS: Yes.

MR. VAN LEEUWEN: I don't see any problem with that.

MR. MC CARVILLE: One note here says you really should locate the sanitary, is this sewer here?

MR. GREVAS: No, septic systems.

MR. VAN LEEUWEN: There is sewer on 32 but I don't think they are connected.

MR. MC CARVILLE: Where is the sanitary for the individual lots?

MR. GREVAS: Sanitary systems are basically one of them is over to the south side of the driveway right about where it says tax lot 38.12. The other one is down between where it says existing house and towards 38.11 but we have now we don't know exactly where they are because we can't see them.

MR. SCHIEFER: Mark, to the best of your knowledge, we are not creating any illegal situations by this, are we?

MR. EDSALL: You have got a nonconforming situation with two residences on one lot, one tax lot. They are trying to correct that, they are maneuvering the lines, I would say to make it more conforming. My only concern with the sanitary system if we can make every attempt to show where it is understood to be so we don't move the line and put the sanitary system on the other's lot.

MR. GREVAS: We can show an approximation but I don't know the exact extent of them.

MR. WOLFE: I know where they are.

MR. VAN LEEUWEN: I think the biggest concern is where the wells are located.

MR. GREVAS: The wells are here, the house is here and--Brian, do you know where the other well is?

MR. WOLFE: Yes.

MR. GREVAS: This is one well and this is the other one.

MR. SCHIEFER: The second sanitary system is those two?

MR. GREVAS: There are two tanks here, I believe the fields go out in this direction but I don't know for sure. He said the system is up here. I thought it had gone this way but the field goes this way.

MR. EDSALL: Are they the way the owner understands them, are they both on each relative lot?

MR. GREVAS: Yes.

MR. EDSALL: That can be shown on the plan if you decide to vote positive on the plan when it is stamped.

MR. LANDER: I just walked in but haven't we looked at this before.

MR. VAN LEEUWEN: He explained that already.

MR. GREVAS: Not this one, this is a lot line change.

MR. MC CARVILLE: Now it is a lot line change.

MR. VAN LEEUWEN: He got the tax lot established which I know can be done.

MR. SOUKUP: For the record, how many of the driveways or residences use the private road between this lot and 32?

MR. VAN LEEUWEN: Quite a few, you have 1, 2, 3, 4, 5, 6, 7.

MR. GREVAS: Either 6 or 7.

MR. SCHIEFER: You have too many driveways on a private road but here you have got two residences and they both want to establish their own.

MR. SOUKUP: I'd like to have the record reflect the number of driveways that are presently there and secondly have the record reflect that there is originally two lots that have been re-established so that we are not creating a subdivision for additional residences or additional lots so that doesn't become a precedent for more than 4 in other cases.

MR. VAN LEEUWEN: This thing has been in front of us 3 or 4 times.

MR. SCHIEFER: I understand what Vince is doing, don't set a precedent about what we are doing, put it into the minutes as such, okay, good point.

MR. MC CARVILLE: I make a motion that we take lead agency.

MR. VAN LEEUWEN: I will second it.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Soukup	Aye
Mr. Dubaldi	Aye
Mr. Lander	Aye
Mr. Pagano	Aye
Mr. Schiefer	Aye

MR. MC CARVILLE: I make a motion that we declare a negative declaration with regard to the SEQR process.

MR. VAN LEEUWEN: I will second it.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Soukup	Aye
Mr. Dubaldi	Aye
Mr. Lander	Aye
Mr. Pagano	Aye
Mr. Schiefer	Aye

MR. MC CARVILLE: I make a motion that we approve the lot line change of Brian Wolfe subject to the location of the wells on both lots and the septic systems and new application form.

MR. GREVAS: New one has been submitted.

MR. VAN LEEUWEN: And that they conform with the county regulations.

MR. SCHIEFER: Have any problem?

MR. GREVAS: No, sir.

MR. VAN LEEUWEN: I will second it.

5-23-90

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Soukup	Aye
Mr. Dubaldi	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, ~~SEWER~~, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval ✓
Subdivision _____ as submitted by
_____ for the building or subdivision of
BRIAN WOLFE has been
reviewed by me and is approved ✓
disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

John P. Egert

SANITARY SUPERINTENDENT

5-16-90

DATE

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 10 July 1989
SUBJECT: Brian Wolfe, Minor Subdivision

Planning Board Reference Number: PB-89-26
Dated: 30 May 1989

Fire Prevention Reference Number: FPS-89-058

I have reviewed the above mentioned referenced minor subdivision plan and find it to be acceptable.

Plan dated: 26 May 1989

Robert F. Rodgers ma.
Robert F. Rodgers, CCA
Fire Inspector

RR:mr

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 16 May 1990
SUBJECT: Brian Wolfe Lot Line Change

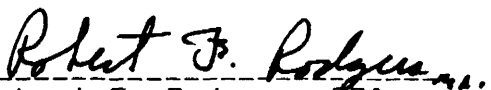
PLANNING BOARD REFERENCE NUMBER: PB-89-26
DATED: 3 May 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-044

A review of the above referenced subject plan for the lot line change was conducted on 16 May 1990.

This lot line change is approved.

PLANS DATED: 12 April 1990


Robert F. Rodgers; CCA
Fire Inspector

RR:mr
Att.

✓
CC: H.E.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Crawford & Childers for the building or subdivision of
Brian Wolfe _____ has been

reviewed by me and is approved ☒

disapproved ☐ _____.

~~If disapproved, please list reason~~ _____

There is no water in this area.

HIGHWAY SUPERINTENDENT

Steve D. Davis
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

89 - 26

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY INST.~~,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

Lot line change.

The maps and plans for the ~~Site Approval~~ *✓*

Subdivision _____ as submitted by

Grevas and Hildeeth for the building or subdivision of

Brian Wolfe has been

reviewed by me and is approved *✓*

disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Sumner D. Masten Jr.

SANITARY SUPERINTENDENT

May 16, 1990

DATE

CC: M.E.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN OF NEW WINDSOR P/B #
WORK SESSION DATE: 2 MAY 1990 (WED) APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Yes
PROJECT NAME: Wolfe YC
PROJECT STATUS: NEW X OLD
REPRESENTATIVE PRESENT: EDG
TOWN REPS PRESENT: BLDG INSP. X
FIRE INSP. Rich
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Andy K -
Two legal parcels -
combined a tax map -
now restored as 2 tax lots
no want YC charge

Myra * → you decide if you want
new application.

BY MR. SCHIEFER: I assume you'd rather approve the comments we just made.

BY MR. EDSALL: Also circulate, I'd like to if possible put in there at this point it is not the Planning Board's intent to require a DEIS, so that is clear to the involved agencies.

BY MR. SCHIEFER: That is the sole purpose.

BY MR. EDSALL: That wasn't part of the resolution.

BY MR. SOUKUP: At this time, no DEIS is anticipated and the EAF and part three supplementary are being circulated for review and comments to all the involved agencies.

BY MR. VAN LEEUWEN: I will second that.

ROLL CALL:

MR. SOUKUP: Aye.

MR. VAN LEEUWEN: Aye.

MR. SCHIEFER: Aye.

MR. LANDER: Aye.

WOLFE SUBDIVISION: 89-26

Elias Grevas, L.S. came before the Board representing this proposal.

BY MR. GREVAS: Mr. Hoyt is with us tonight who is the attorney for this application. What we have here, this is the former Egelston (phonetic) property which showed up on another map, the Maharay Subdivision and was purchased by Dr. Wolfe in 1985. The reason I bring this up because I know there is a question on access to the lots. I must point out that these parcels that are here are different shaped but that the property in 1985 prior to the purchase by Brewster Wolfe consisted of two tax lots and was combined in 1985 and now contains two existing houses.

BY MR. VAN LEEUWEN: Why was that done?

BY MR. GREVAS: Because the original deeds that went into Egelston didn't fit together and when Dr. Wolfe bought the property, the external survey description was the only way the thing could be tied up without creating all types of problems with adjoining pieces of property. At this point,

one of the Doctor's sons wishes to acquire one of the buildings, renovate it and live in it, but naturally wants it on its own piece of property again. It became necessary of course to reorient the lot lines to meet the current zoning, but the new lots do conform to the zoning requirements in all respects with proper setbacks, lot areas and so forth and really there are two questions at hand here. Number one, in light of the new law that the Town Board has passed on private roads, is it necessary go to my understanding we can't go for a variance, but if necessary we will go to the Town Board, or can this be considered a lot line change, since it was originally composed of two separate tax lots and now is nonconforming in that it has two principal residences on the property?

BY MR. SCHIEFER: Is it a subdivision or is it a lot line change?

BY MR. GREVAS: Correct.

BY MR. HOYT: If I may just add, when we got ready to acquire the land, there had really been some omissions and mixups and we were unable to use the original description. That is why it got into the one piece. In late '85, the slips came before on the county assessors and as a taxable status date in May 1, of '86, then it had to go under one ownership. We were just unaware of all of this at the time because we got through the title report and then the exact configuration can't fit because there has been some zoning changes and that is what Mr. Grevas' work has been this time so that a lot line change that we think is applicable here and it relates to existing structures. There is no new construction unit to be involved.

BY MR. VAN LEEUWEN: One of the problems is the five foot narrows down here.

BY MR. SCHIEFER: I recall there is little neck that gets down to 26.

BY MR. GREVAS: You are in correct in that approximately.

BY MR. SCHIEFER: Do you not have a 40 foot right of way, it is a 26 foot opening here? We are familiar with this piece of property. That did not happen by happenstance. That was done intentionally.

BY MR. GREVAS: The deeds were such a mess. It is possible

it happened by accident, but that really is beside the point. The road is there. We are not creating any new driveways. We are not creating any new dwelling units. Each of the lots has its own sanitary system and well. So we really are not creating any new condition there. We are reverting back to one that existed in 1983, excuse me, 1985.

BY MR. VAN LEEUWEN: How about making sure that we can get 50 feet in there?

BY MR. GREVAS: It doesn't help in this position because the adjoining property is where the notch takes place.

BY MR. VAN LEEUWEN: Maybe later on if we do little by little, we might get there some day.

BY MR. HOYT: You are saying this is kind of you have 40 feet.

BY MR. VAN LEEUWEN: How about giving us 25 feet from the center of the road?

BY MR. HOYT: How much did you want?

BY MR. VAN LEEUWEN: 25 feet from the center.

BY MR. HOYT: Why should we, why would be we be wider than that fellow?

BY MR. VAN LEEUWEN: Nothing can be done on this property until we get a 50 foot right of way through there.

BY MR. GREVAS: There are so many properties on the way that it is never going to get straightened out. The property along the way on the left side of that road, on the south side of it goes into the Windsor Gardens Drive, I think they call it, don't have any rights on this driveway which is owned, basically owned by Maharay.

BY MR. SCHIEFER: Maharay can open this up.

BY MR. GREVAS: On that side, but not from here down. At this point, that is basically the question for the attorneys.

BY MR. VAN LEEUWEN: If you give us an easement.

BY MR. GREVAS: If we do that, the easement area must be

deducted from the lot now that lot up front with the existing easement through it on the existing driveway is 50,000 square feet net is 44,000 square feet. We just squeeze by on the zone so that would mean changing this, maybe messing around with some of these sideyards, but all I am saying we are not changing the existing status of the buildings or driveways.

BY MR. SCHIEFER: You are asking us to make two lots out of one lot that was that way at one time, but today it is one lot.

BY MR. SOUKUP: How many driveways and lots are on the private road at this time?

BY MR. GREVAS: There are six houses on five lots.

BY MR. SCHIEFER: And you have the ordinance that is saying that cannot be and now you want to create a new lot?

BY MR. GREVAS: No new entries, no new exits.

BY MR. VAN LEEUWEN: Why don't we go take a look at this thing once more. I realize that Ron, you have been in it two or three times. Carl and I have been in it 50 times. Vince has never seen it. I suggest we put it on the next tour. We will physically look at it.

BY MR. SCHIEFER: It will be a good idea. Can you open that up to 50 foot trying to open this up, unless you don't want to?

BY MR. GREVAS: Arthur owns the bed of the street.

BY MR. SCHIEFER: If Arthur doesn't want to, it can't happen.

BY BRIAN WOLFE: He says over his dead body.

BY MR. SOUKUP: Show a 25 foot reserve for future right of way restriction on the lot, doesn't effect the area, doesn't effect the use of the property other than front yard setback, so that could be an opening, reserve it by note but not actually, then if the road is ever opened, it can be required.

BY MR. HOYT: I don't think we could come in when I read the local law, if we are going to make something new we'd be

dead in our tracks.

BY MR. SOUKUP: The local law leans heavily on the number of lots and access and you have already exceeded that with the existing condition.

BY MR. HOYT: That pre-exists all of us, Egelston.

BY MR. SCHIEFER: It doesn't exist today. Today that is one lot, now we are going to have one extra lot on a private road.

BY MR. GREVAS: But the same number of driveways which I think is the important thing.

BY MR. SCHIEFER: That isn't the way the law reads.

BY MR. HOYT: The thrust of the law was to confine four to a private road.

BY MR. SOUKUP: The intent was to limit the traffic by reducing the number of lots and accesses, now there are two houses there. I am not sure whether the bulk or habitable or useable so we are not increasing the density of the number of people.

BY MR. HOYT: If we are rejected and go away, we have a lot of girations with separate ownership and the second generation can't do normally what they are going to do.

BY DR. WOLFE: I think the prior property you are talking about is the one next to us on the other side, isn't that correct?

BY MR. VAN LEEUWEN: That is Petro property?

BY DR. WOLFE: You were talking about previously, the property, I don't know what the Planning Board's philosophy is in this little valley, I was not even aware of it until I bought it and I think it is great in there. I have concerns. I like the place very much and so does Arthur and I don't know what the Planning Board's general philosophy is as far as what they want done with this little Maharay Valley and we consider it a beautiful work against the monstrosity arising on the north and I have great concerns whether trees are going to stay there. I didn't go to the hearing before this because we weren't here, we were away, but to preserve the charm of this place and as I say, both

Arthur and I, who knows how long we will be alive, he is no chicken and I am no chicken. Here is another generation and his wife and they want to go on living in perpetua and they will be in favor of keeping a nice rural atmosphere, which I hope the Planning Board would like. Mr. Petro has now come in and he likes that area also and I don't think he has any immediate plans for putting condos, a lot of it depends what the Planning Board, what do they want for that little valley. We would like to hold it as a little valley and I think what Mr. Soukup was saying about the two houses, they are already there and there will be no changes and if anything, I think it will preserve this from the future encroachment from civilization because we have another generation that is committing themselves.

BY MR. SCHIEFER: I am hearing they do not want to give the 50 foot right of way.

BY MR. VAN LEEUWEN: Let's put it on a site tour.

BY BRIAN WOLFE: Is it not -- aren't you supposed to have a lot per house, is that not also illegal?

BY MR. LANDER: Yes.

BY BRIAN WOLFE: So, we are rectifying that.

BY MR. GREVAS: Right now it is nonconforming.

BY BRIAN WOLFE: Nothing is going to change.

BY MR. SCHIEFER: Let us get a chance to take a look, we will notify you as soon as we get a chance to look at it.

BY MR. SOUKUP: I'd suggest we send the engineer's report and the map to Joe Ronces because if he feels that the ordinance prohibits us from approving the map, we have to send him to the Zoning Board of Appeals, so let's get a legal interpretation.

BY MR. SCHIEFER: I don't think we can make a determination on whether we can make this action.

BY MR. SOUKUP: We need Joe Ronces to tell us can we approve it or do we have to turn it down.

BY MR. HOYT: There is some concern on our part whether it is a matter that the Zoning Board of Appeals subject matter

that they can hold.

BY MR. SOUKUP: That is a problem you might have, but if it is something we can't approve by law, then we can't vote on it. The ordinance is such and we are advised legally we can't pass it, we can't pass it.

BY MR. SCHIEFER: In an effort to carry out what Dr. Wolfe obviously wants here, keep this private, I suggest that you change this map to show the 26 foot, show that because right now it is deceptive. It looks like we have a 40 foot right of way. We don't -- we know what happens at that corner.

BY MR. LANDER: It is not a lot line, we are not changing a lot line. It is a minor subdivision.

BY MR. GREVAS: It is labeled as subdivision.

BY MR. SCHIEFER: If it is a minor subdivision, then we have a problem.

BY MR. GREVAS: We have a twofold problem almost in that the Town of New Windsor Zoning Board of Appeals has said that they have no jurisdiction over that which as Vince points out something we have to battle with the questions where do we go for relief? Then I agree that Mr. Rones should be contacted.

BY MR. HOYT: It may be that our application is for a lot line change.

BY MR. EDSALL: There is only one map, correct, I have one, so you will forward one to Mr. Rones with a request that he make a determination.

BY MR. GREVAS: Okay. Thank you.

~~NEW WINDSOR BUSINESS PARK:~~

~~Kathleen Dewkett and John Miller came before the Board.~~

~~BY MS. DEWKETT: What you are looking at is the second building that will go directly behind the building that now, that is now constructed, and being rented as New Windsor Business Park. We are here tonight for final site plan approval conditioned upon subdivision approval. Basically what we'd like from you is the final approval that as soon as we get subdivision approval which hopefully will be~~



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: Wolfe Subdivision
PROJECT LOCATION: Maharay Lane
PROJECT NUMBER: 89-26
DATE: 9 August 1989
DESCRIPTION: The Applicants have submitted a plan for the minor subdivision of a 4.86 +/- acre parcel into two (2) single-family residential lots. The plan was reviewed on a concept basis.

1. The Board should note that the proposed subdivision is located on a private road and that the existing lot to be subdivided contains two (2) existing houses.
2. In light of the above, the Board should make a determination whether the subdivision of this property, with two (2) existing houses, is subject to Town Local Law No. 1-1989 or if the subdivision will be considered as corrective efforts to eliminate a non-conformance (two houses on a single lot). If the project is subject to the aforementioned local law, the use of the private road must be discussed and a use table should be provided on the plan.
3. The Board should also note that the plan indicates an existing easement through Lot #1 which serves both the house on that line and proposed Lot #2. The Board should determine if this existing condition is subject to the Local Law 1 - 1989.
4. The Applicant should verify that the "provided" lot areas have all easements subtracted.
5. The Bulk Table may need to be revised, depending upon the determinations of the Planning Board regarding the effect of Local Law No. 1 (1989). If this plan is not subject to that law (because all conditions are pre-existing), the only corrections which need to be made are the values indicated for total side yard.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Wolfe Subdivision
PROJECT LOCATION: Maharay Lane
PROJECT NUMBER: 89-26
DATE: 9 August 1989

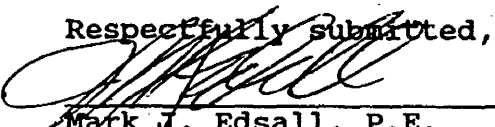
-2-

6. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.

7. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.

8. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

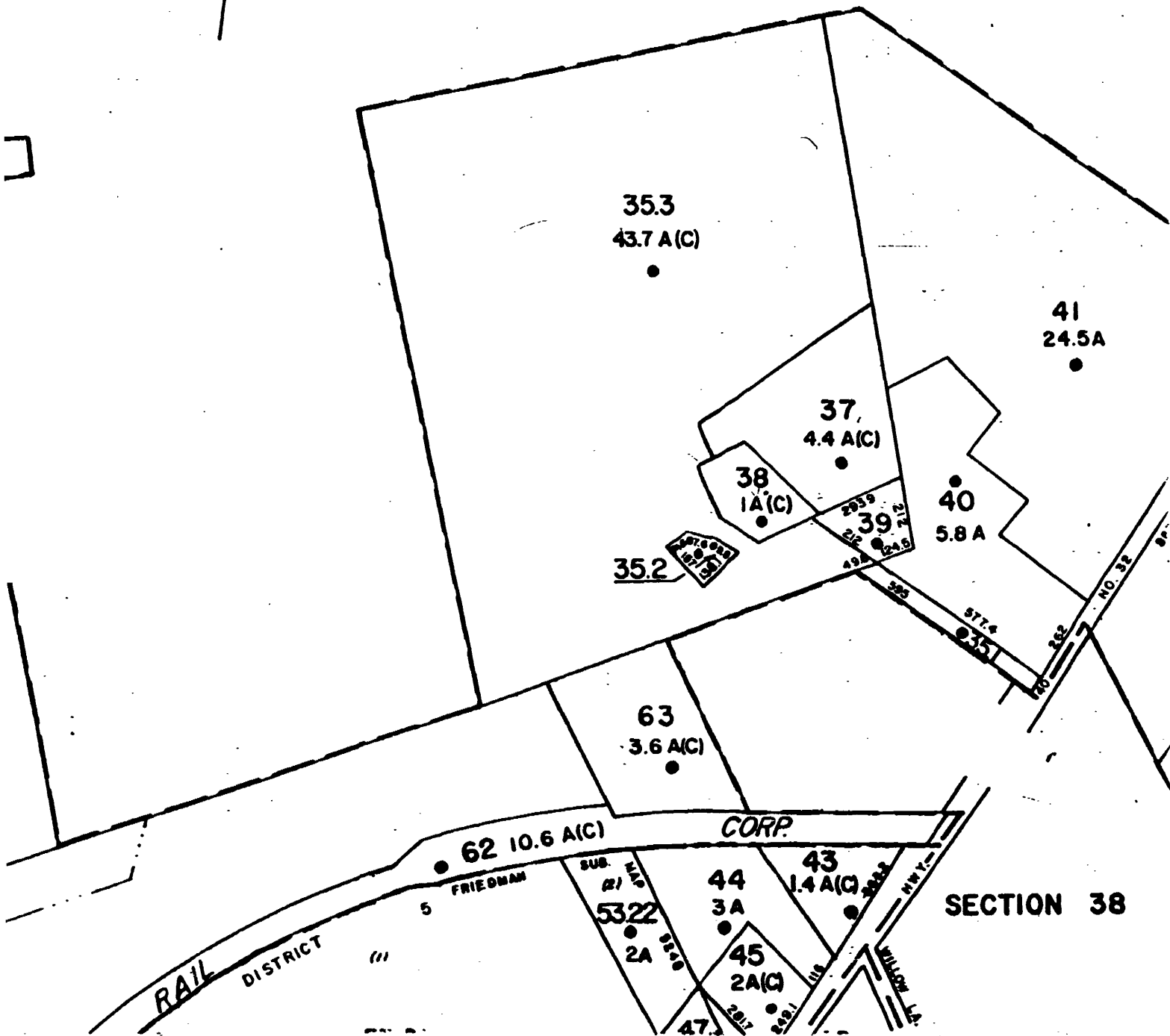
MJEnje

wolfe

1983

NW 335

E 876,000
N 838,000



987

WINDSOR FEMININE

Section No. 35

Photo No. 8-457,000
 Date of Photo: 3-1-55
 Scale: 1" = 400'

AS OF: 09/18/89

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 89- 26

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----				
								TIME	EXP.	BILLED	BALANCE	
89-26	26917	05/16/89	TIME	MJE	MC WOLFE	60.00	0.30	18.00				
89-26	27646	06/02/89	TIME	MJE	MC WOLFE	60.00	0.30	18.00				
89-26	32021	08/05/89	TIME	MJE	MC WOLFE	60.00	0.40	24.00				
89-26	32882	08/07/89	TIME	NJE	CL WOLFE	19.00	0.50	9.50				
89-26	32828	08/09/89	TIME	EJ	CL WOLF SUB	19.00	0.20	3.80				
TASK TOTAL								73.30	0.00	0.00	73.30	
GRAND TOTAL								73.30	0.00	0.00	73.30	

CC: T/B
R. McGee
J.T.S

SCOTT AND HOYT
ATTORNEYS AND COUNSELORS AT LAW

POST OFFICE BOX 511
233 LIBERTY STREET
NEWBURGH, NEW YORK 12550-4915
(914) 562-3540

August 31, 1989

Town Board
Town of New Windsor
Town Hall
555 Union Avenue
New Windsor, NY 12550

Re: Request For Agenda Appearance -
September 11, 1989
W. Brewster and Margaret Wolfe Property
Maharay Lane
Tax Lot 35-1-38.1

Gentlemen:

This is to request a place on your agenda for your September 11th meeting concerning the above.

The purpose of the appearance is to request your approval of re-instituting the two lot layout of the Wolfe property acquired from Eggleston in June 1985 after which, and as of the taxable status date of May 1, 1986, the two pre-existing tax lots owned by Eggleston, on each of which a residence was located, were consolidated under one tax map parcel combining the two lots.

This consolidation presents a severe hardship to the Wolfes since one of their sons and his wife occupy the smaller of the two houses on the property acquired and are desirous to make improvements and apply for a Mortgage for this purpose.

Application is pending before the Planning Board and the provisions of Local Law 1 of 1989, amending Local Law 5 of 1967, relating to street specifications for subdivisions put a limit of four lots on a private road (Maharay Lane) as to any subdivision.



SCOTT AND HOYT

We would urge that Local Law 1 of 1989 was not directed to existing subdivisions with lots with residences since the Eggleston ownership commenced in 1946 when the first of the two lots was purchased and built upon and became the two lot layout in 1956 when the second lot was acquired and a house was constructed on it.

We would further point out that Section 29 of the 1967 Local Law provides that final decision as to the interpretation of that law rests with the Town Superintendent of Highways, the Town Engineer and the Town Board by virtue of which allowance can properly be made to recognize the pre-existence of the two lots, each improved with its own residence, and each listed separately on the tax rolls through 1986.

We will be prepared to present maps and layouts and other data in support of the application.

Very truly yours,


Julius Larkin Hoyt

JLH:bmm

cc: Mr. William Hildreth
Dr. and Mrs. W. Brewster Wolfe
J. Tad Seaman, Esq.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., ~~SEWER~~ SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Grivas & Hildreth LS for the building or subdivision of
Brian Wolfe has been

reviewed by me and is approved ☒ _____,

~~disapproved~~ _____.

~~If disapproved, please list reason~~ _____

There is no town water in this area (private)

HIGHWAY SUPERINTENDENT

Jane D. D. 10
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN OF NEW WINDSOR P/B # not assigned

WORK SESSION DATE: 16 MAY 1989 APPLICANT RESUB.
REQUIRED: Yes

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: Dolte - Mahary Lane

COMPLETE APPLICATION ON FILE NEW OLD

REPRESENTATIVE PRESENT: EDG

TOWN REPS PRESENT: BLDG INSP. ☒
FIRE INSP. ☒
P/B ENGR. ☒
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

split lot to 2 lots, already two houses
may need ZBA decision

NR # 89-26

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

AMENDED

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE
OR SUBDIVISION PLAN APPROVAL

LOT LINE CHANGE

1. Name of Project WOLFE- ~~MINOR SUBDIVISION~~
2. Name of Applicant BRIAN WOLFE Phone 562-4699
Address 238 WINDSOR HIGHWAY NEWBURGH, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record W. BREWSTER WOLFE Phone 561-1578
Address 238 WINDSOR HIGHWAY NEWBURGH N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan GREENS & HILDRETH, P.C. Phone 562-8667
Address 33 QUASSACK AVE NEW WINDSOR N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney JULIUS LARKIN HOYT Phone 562-3540
Address 233 LIBERTY ST. NEWBURGH N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the NORTH side of MAHARAY LANE
1,000 ± feet WEST
(Street) (Direction)
of ROUTE 32
(Street)
7. Acreage of Parcel 4.9 ± 8. Zoning District R 5
9. Tax Map Designation: Section 35 Block 1 Lot 38.11 \$ 38.12
10. This application is for ~~TWO LOT MINOR SUBDIVISION~~
LOT LINE CHANGE
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? No

AMENDED: 2 MAY 1990

If so, list Case No. and Name N/A

12. List all contiguous holdings in the same ownership N/A
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____
(Official Title)
of the Corporation which is the Owner in fee of the premises
described in the foregoing application and that he has authorized
_____ to make the foregoing
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

26 day of May 1989 x

Margaret C. Wolke
(Owner's Signature)

R. W. H.
(Applicant's Signature)

Ruth J. Eaton
Notary Public

APPLICANT
(Title)

RUTH J. EATON
Notary Public, State of New York
Qualified in Orange County
No. 4673512
Commission Expires October 31, 1990

REV. 3-87

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE
OR SUBDIVISION PLAN APPROVAL

1. Name of Project WOLFE- MINOR SUBDIVISION
2. Name of Applicant BRIAN WOLFE Phone 562-4699
Address 238 WINDSOR HIGHWAY NEWBURGH, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record W. BREWSTER WOLFE Phone 561-1578
Address 238 WINDSOR HIGHWAY NEWBURGH N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan GREWS, E. HILDRETH, P.C. Phone 562-8667
Address 33 QUASSACK AVE NEW WINDSOR N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney JULIUS LARKIN HOYT Phone 562-3540
Address 233 LIBERTY ST. NEWBURGH N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the NORTH side of MAHARAY LANE
1,000 ± feet WEST
(Street) (Direction)
of ROUTE 32
(Street)
7. Acreage of Parcel 4.9 ± 8. Zoning District R 5
9. Tax Map Designation: Section 35 Block 1 Lot 38.1
10. This application is for TWO LOT MINOR SUBDIVISION
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? No

If so, list Case No. and Name N/A

12. List all contiguous holdings in the same ownership N/A
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized _____ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

26 day of May 1989

Margaret C. Wolfe
(Owner's Signature)

R. Wolfe
(Applicant's Signature)

Ruth J. Eaton
Notary Public

APPLICANT
(Title)

RUTH J. EATON
Notary Public, State of New York
Qualified in Orange County
No. 4673512
Commission Expires October 31, 1990

REV. 3-87

TOWN OF NEW WINDSOR PLANNING BOARDMINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Statement
- *2. ☒ Proxy Statement
3. ☒ Application Fees
4. ☒ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ Name and address of Applicant.
- *2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location.
4. ☒ Tax Map Data (Section-Block-Lot).
5. ☒ Location Map at a scale of 1" = 2,000 ft.
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ☒ N/A Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ☒ Date of plat preparation and/or plat revisions.
9. ☒ Scale the plat is drawn to.
10. ☒ North arrow.
11. ☒ Surveyor's certification.
12. ☒ Surveyor's seal and signature.

* If applicable.

13. ✓ Name of adjoining owners.
- *14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. N/A Flood land boundaries.
16. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ✓ Final metes and bounds.
18. N/A Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. ✓ Include existing or proposed easements.
20. ✓ Right-of-Way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. N/A Show any existing waterways.
- *25. N/A A note stating a road maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. N/A Show any improvements, i.e., drainage systems, waterlines, sewerlines, etc.
28. ✓ Show all existing houses, accessory structures, wells and septic systems within 200 ft. of the parcel to be subdivided.

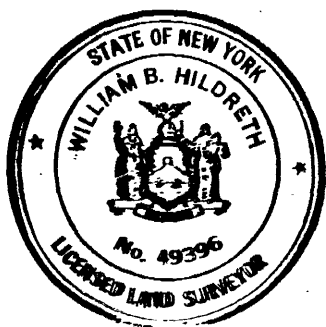
* If applicable.

29. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
30. ✓ Indicate percentage and direction of grade.
31. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.



By: William B. Hildreth
Licensed Professional

Date: 5/26/89

PROJECT I.D. NUMBER

617.21

9 - 26

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

ART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT / SPONSOR

BRIAN WOLFE

2. PROJECT NAME

WOLFE - MINOR SUBDIVISION

3. PROJECT LOCATION:

Municipality TOWN OF NEW WINDSOR

County ORANGE

4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)

MAHARAY LANE (A PRIVATE ROAD) 1,000' ± WEST OF ROUTE 32
 TAX MAP SECTION 35 BLOCK 1 LOT 38.1

5. IS PROPOSED ACTION:

☒ New☐ Expansion☐ Modification/alteration

6. DESCRIBE PROJECT BRIEFLY:

TWO LOT SUBDIVISION OF 4.9 ± ACRES - PARCEL
 CURRENTLY HAS TWO SINGLE FAMILY HOMES ON ONE LOT - NEW
 LOTS WOULD HAVE ONE SINGLE FAMILY HOME EACH.

7. AMOUNT OF LAND AFFECTED:

Initially 4.9 ± acres Ultimately 4.9 ± acres

8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?

☐ Yes☒ No

If No, describe briefly VARIANCE REQUIRED FOR NUMBER OF HOMES
 ON A PRIVATE ROAD (EXISTING CONDITION)

9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?

☒ Residential☐ Industrial☐ Commercial☐ Agriculture☐ Park/Forest/Open space☐ Other

Describe:

10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?

☐ Yes☒ No

If yes, list agency(ies) and permit/approval

11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?

☐ Yes☒ No

If yes, list agency name and permit/approval

12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?

☐ Yes☒ No

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name:

BRIAN WOLFE

Date:

5/26/89

Signature:



If the action is in the Coastal Area, and you are a state agency, complete the
 Coastal Assessment Form before proceeding with this assessment

OVER

1

PART II--ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

- A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?** ☐ Yes ☐ No *If yes, coordinate the review process and use the FULL EAF.*
- B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?** ☐ Yes ☐ No *If No, a negative declaration may be superseded by another involved agency.*
- C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)**
- C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
- C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
- C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
- C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:
- C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:
- C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:
- C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:
- D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?** ☐ Yes ☐ No *If Yes, explain briefly*

PART III--DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

PROXY STATEMENT

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

W. BREWSTER WOLFE, deposes and says that he
resides at 238 WINDSOR HIGHWAY, NEW WINDSOR
(Owner's Address)

in the County of ORANGE
and State of NEW YORK

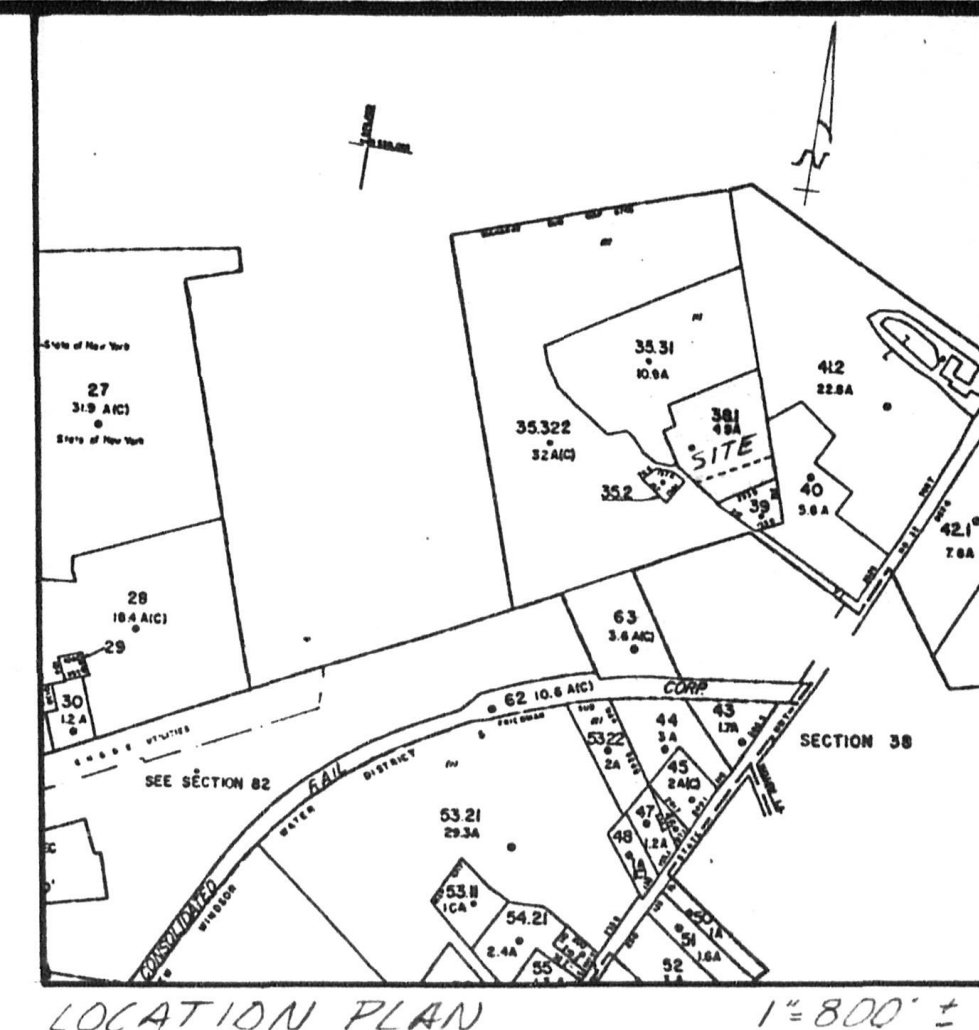
and that he is the owner in fee of TAX MAP SECTION 35
BLOCK 1 LOT 38.1

which is the premises described in the foregoing application and
that he has authorized GREVAS & HILDRETH P.C.
to make the foregoing application as described therein.

Date: 5/26/89

X Marquet C. Wolfe
(Owner's Signature)

Brenda Grana
(Witness' Signature)


$$1'' = 800' \pm$$

1. Being a proposed Lot-Line Change between lots shown on the Town of New Windsor Tax Maps as Section 35, Block 1, Lot No. 38.11, and Section 35, Block 1, Lot No. 38.12.
2. APPLICANT Brian Wolfe
238 Windsor Highway
New Windsor, NY 12550
3. PROPERTY OWNER W. Brewster Wolfe
238 Windsor Highway
New Windsor, NY 12550
4. PROPERTY ZONE R-5
5. Boundary Data shown hereon is from a field survey completed by the undersigned on 10 August 1984.
6. Topographic data shown hereon is from a map entitled "Arthur O. and Borghild Maharay", said map having been filed in the Orange County Clerk's Office on 3 October 1984 as Map No. 6743.

Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the N.Y.S. Education Law.

ZONE BULK REQUIREMENTS:
SINGLE FAMILY (R-5)
(PERMITTED USE)

CERTIFICATION

I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 10 August 1984 performed in accordance with the Code of Practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc., and is, to the best of my knowledge and belief, correct.

PLANNING BOARD APPROVALS

Lot Line Change APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON June 8, 1990
BY Daniel McCarville
DANIEL MCCARVILLE, SECRETARY
PLANNING BOARD NO. 89-26

OWNERS CONSENT:
I have reviewed this plan and find it acceptable.

M. E. Wolfe
OWNER



& Grevas LAND SURVEYORS
Hildreth, P.C.
33 QUASSAUCK AVENUE, NEW WINDSOR, NEW YORK 12560
TEL: (914) 562-6667

PLAN FOR:

BRIAN WOLFE

TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

	Drawn:
70	Checked: W. H. H.
	Scale: 1" = 100'
	Date: 12 Apr, 19
	Job No: 87-0

LOT-LINE CHANGE